



Wichita-Sedgwick County Metropolitan Area Planning Department

July 8, 2021

Albert M. & Coralie J. Andrew
1934 CR 215
Breckenridge, TX, 76424

Ref: ZON2021-00031: City request for a zone change from “SF-5” Single-Family Residential to “LI” Limited Industrial on approximately 4.1-acres generally located a ¼-mile west of South Broadway Avenue on the south side of West 47th Street South (District IV)

Albert & Coralie,

ZON2021-00031 was approved at the Wichita City Council meeting on Thursday July 6, 2021.

A signed copy of the recorded Zoning Ordinance will be mailed to you for your property records. Should you have any questions, please feel free to call me at 316-268-4421.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Bill Longnecker', written over the typed name.

Bill Longnecker
Senior Planner, MAPD

OCA 150004

PUBLISHED IN THE WICHITA EAGLE ON July 16, 2021

ORDINANCE NO. 51-599

AN ORDINANCE CHANGING THE ZONING CLASSIFICATIONS OR DISTRICTS OF CERTAIN LANDS LOCATED IN THE CITY OF WICHITA, KANSAS, UNDER THE AUTHORITY GRANTED BY THE WICHITA-SEDGWICK COUNTY UNIFIED ZONING CODE, SECTION V-C, AS ADOPTED BY SECTION 28.04.010, AS AMENDED.

BE IT ORDAINED BY THE GOVERNING BODY
OF THE CITY OF WICHITA, KANSAS.

SECTION 1. That having received a recommendation from the Planning Commission, and proper notice having been given and hearing held as provided by law and under authority and subject to the provisions of The Wichita-Sedgwick County Unified Zoning Code, Section V-C, as adopted by Section 28.04.010, as amended, the zoning classification or districts of the lands legally described hereby are changed as follows:

Case No. ZON2021-00031

City zone change from SF-5 Single-Family Residential to LI Limited Industrial zoning described as:

A tract of land located in the West half of the Northeast Quarter of Section 20, Township 28 South, of Range 1 East of the 6th P.M., Sedgwick County, Kansas, to-wit: Commencing at a point on the North line of said West Half, which point is 211 feet West of the Northeast corner of said West Half, and is marked by a surveyor's iron, for a point of beginning; thence West along the said North line 187.0 feet to the East line of the Railroad right-of-way; thence Southwesterly along said Railroad right-of-way line to a point which is 369.46 feet South of the North line of said West Half; thence East 260 feet to a point; thence North 369.46 feet to the point of beginning.

AND

A tract of land located in the West half of the Northeast Quarter of Section 20, Township 28 South, of Range 1 East of the 6th P.M., Sedgwick County, Kansas, to-wit: Commencing at a point on the North line of said West Half, which point is 211 feet West of the Northeast corner of said West Half, and is marked by a surveyor's iron; thence South, parallel with the East line of said West Half for a distance of 719.46 feet to a surveyor's iron, for a point of beginning; thence West from said point of beginning, running parallel with the North line of said West half, for a distance of 331.56 feet, more or less, to a point marked by a surveyor's iron, located on the East right-of line of the Union Pacific Railroad (now Railway) Company; thence Northeasterly along said right-of-way line to a point which is 369.46 feet South of the North line of said West Half; thence East, parallel with the North line of said West Half, for a distance of 260 feet to a point located 211 feet, more or less, West of the East line of said West Half; thence South parallel with the East line of said West Half for a distance of 350 feet, more or less, to the point of beginning.

SECTION 2. That upon the taking effect of this Ordinance, the above zoning changes shall be entered and shown on the "Official Zoning Map" previously adopted by reference, and said official zoning map is hereby reincorporated as a part of the Wichita -Sedgwick County Unified Zoning Code as amended.

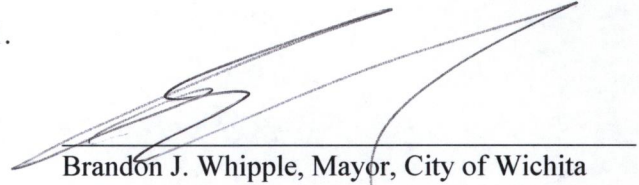
SECTION 3. That this Ordinance shall take effect and be in force from and after its adoption and publication in the official City paper.

Adopted this 13th day of July, 2021.

ATTEST:

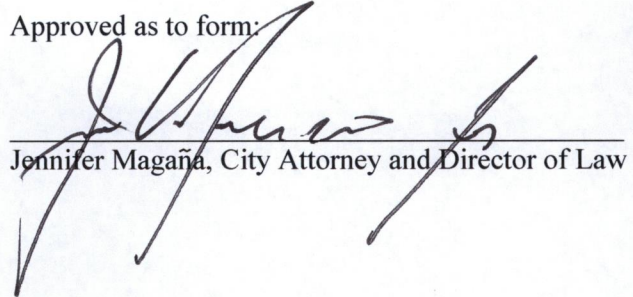


Karen Sublett, City Clerk



Brandon J. Whipple, Mayor, City of Wichita

Approved as to form:



Jennifer Magaña, City Attorney and Director of Law



Beaufort Gazette
 Belleville News-Democrat
 Bellingham Herald
 Bradenton Herald
 Centre Daily Times
 Charlotte Observer
 Columbus Ledger-Enquirer
 Fresno Bee

The Herald - Rock Hill
 Herald Sun - Durham
 Idaho Statesman
 Island Packet
 Kansas City Star
 Lexington Herald-Leader
 Merced Sun-Star
 Miami Herald

el Nuevo Herald - Miami
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 Sun Herald - Bixby

Sun News - Myrtle Beach
 The News Tribune Tacoma
 The Telegraph - Macon
 San Luis Obispo Tribune
 Tri-City Herald
 Wichita Eagle

AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Amount	Cols	Depth
32522	100169	Print Legal Ad - IPL0032643	Ordinance No. 51-599	\$98.91	2	59 L

Attention: Jamie Buster
 CITY OF WICHITA/CLERKS OFFICE
 455 N MAIN ST FL 13
 WICHITA, KS 67202

LEGAL PUBLICATION

PUBLISHED IN THE WICHITA EAGLE ON July 16, 2021
 ORDINANCE NO. 51-599

AN ORDINANCE CHANGING THE ZONING CLASSIFICATIONS OR DISTRICTS OF CERTAIN LANDS LOCATED IN THE CITY OF WICHITA, KANSAS, UNDER THE AUTHORITY GRANTED BY THE WICHITA-SEDGWICK COUNTY UNIFIED ZONING CODE, SECTION V-C, AS ADOPTED BY SECTION 28.04.010, AS AMENDED, AS AMENDED, THE ZONING CLASSIFICATION OR DISTRICTS OF THE LANDS LEGALLY DESCRIBED hereby are changed as follows:

Case No. ZON2021-00031
 City zone change from SF-5 Single-Family Residential to LI Limited Industrial zoning described as:

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SECTION 3. That this Ordinance shall take effect and be in force from and after its adoption and publication in the official City paper.

Adopted this 13th day of July, 2021.
 ATTEST:
 Brandon J. Whipple, Mayor, City of Wichita
 Karen Sublett, City Clerk
 (SEAL)
 Approved as to form:
 Jennifer Magan a. City Attorney and Director of Law
 IPL0032643
 Jul 16 2021

In The STATE OF KANSAS
 In and for the County of Sedgwick

No. of Insertions: 1
 Beginning Issue of: 07/16/2021
 Ending Issue of: 07/16/2021

STATE OF KANSAS)

SS

County of Sedgwick)

Hayley Martin, of lawful age, being first duly sworn, depose and saith: That he is Record Clerk of The Wichita Eagle, a daily newspaper published in the City of Wichita, County of Sedgwick, State of Kansas, and having a general paid circulation on a daily basis in said County, which said newspaper has been continuously and uninterruptedly published in said County for more than one year prior to the first publication of the notice hereinafter mentioned, and which said newspaper has been entered as second class mail matter at the United States Post Office in Wichita, Kansas, and which said newspaper is not a trade, religious or fraternal publication and that a notice of a true copy is hereto attached was published in the regular and entire Morning issue of said The Wichita Eagle from 07/16/2021 to 07/16/2021.

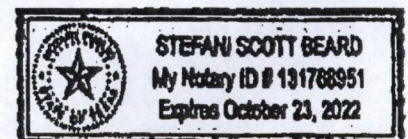
M. Hayley

I certify (or declare) under penalty of perjury that the foregoing is true and correct.

DATED: 07/16/2021

Stefani Beard

Notary Public in and for the state of Texas, residing in Dallas County



Extra charge for lost or duplicate affidavits.
 Legal document please do not destroy!